

Preliminary Overall Area Development Plan Lantana Crossing Subdivision

30.53 acres of land in Bexar County, Texas comprised of the following
Surveys with their respective acreages: 7.49 acres of land out of Survey
Number 2, Eligio Gortari, Abstract Number 5, County Block 5193 and 23.04 acres
of land out of Survey Number 3, Maria Josefa Rodriguez, Abstract Number 17,
County Block 4019.

RECEIVED
59 JUL 27 PM 2:10
COUNTY CLERK
BEXAR COUNTY
LAND & PLANNING
SERVICES DIVISION

PLAN HAS BEEN ACCEPTED BY

COSA *[Signature]*

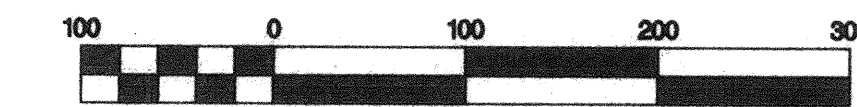
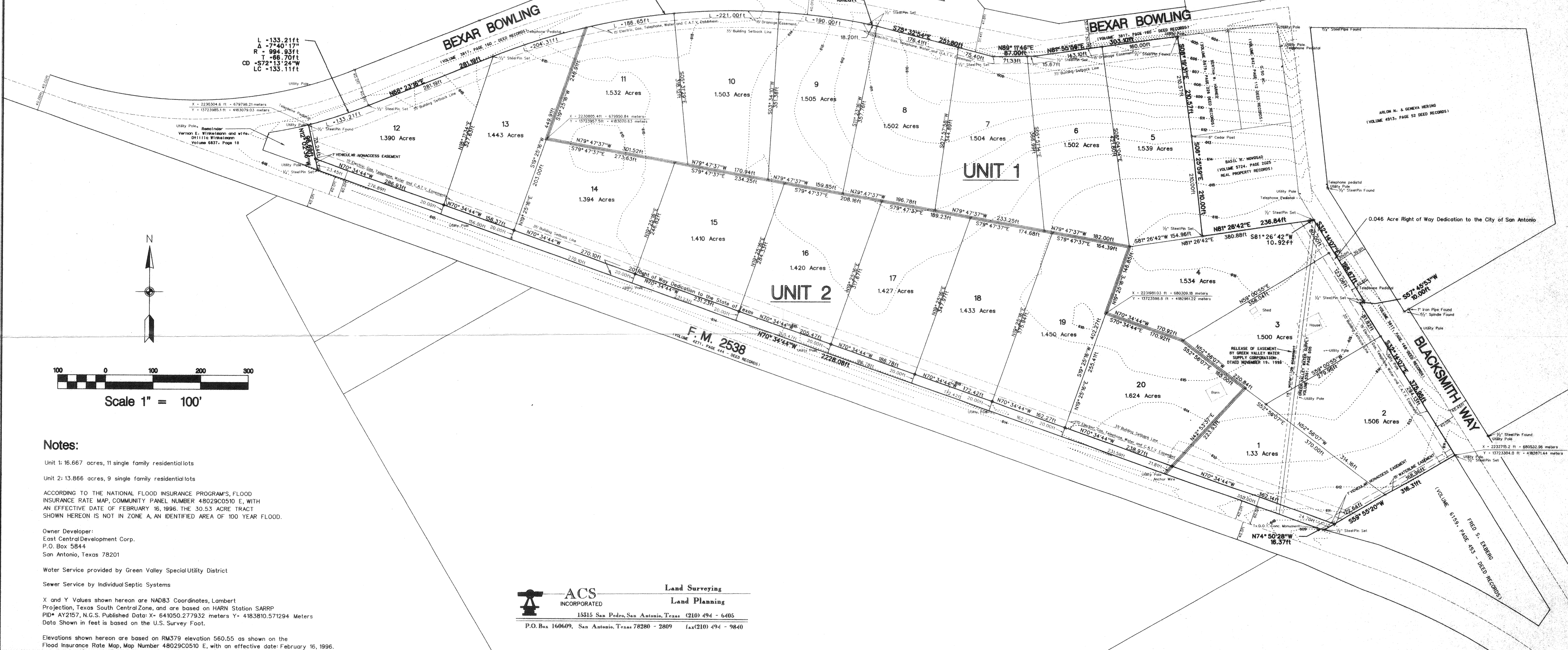
7-30-99 641
(date) (number)

If no plats are filed, plan will

expire on 1-28-01

1st plat filed on

L - 801.96ft
Δ - 33°00'00"
R - 1392.39ft
T - 412.45ft
CD - N84°53'18"E
LC - 780.92ft



Scale 1" = 100'

Notes:

Unit 1: 16.667 acres, 11 single family residential lots

Unit 2: 13.866 acres, 9 single family residential lots

ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM'S, FLOOD
INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 48029C0510 E, WITH
AN EFFECTIVE DATE OF FEBRUARY 16, 1996, THE 30.53 ACRE TRACT
SHOWN HEREON IS NOT IN ZONE A, AN IDENTIFIED AREA OF 100 YEAR FLOOD.

Owner/Developer:
East Central Development Corp.
P.O. Box 5844
San Antonio, Texas 78201

Water Service provided by Green Valley Special Utility District

Sewer Service by Individual Septic Systems

X and Y Values shown hereon are NAD83 Coordinates, Lambert
Projection, Texas South Central Zone, and are based on HARN Station SARRP
PID# AY2157, N.G.S. Published Data: X= 641050.277932 meters Y= 4183810.571294 Meters
Data Shown in feet is based on the U.S. Survey Foot.

Elevations shown hereon are based on RM379 elevation 560.55 as shown on the
Flood Insurance Rate Map, Map Number 48029C0510 E, with an effective date: February 16, 1996.

ACS
INCORPORATED
Land Surveying
Land Planning
15515 San Pedro, San Antonio, Texas (210) 494 - 6405
P.O. Box 160609, San Antonio, Texas 78280 - 2809 fax (210) 494 - 9840

CITY OF SAN ANTONIO

POADP APPLICATION

RECEIVED

The platting of property in two or more subdivision units requires the submission of a Preliminary Overall Development Plan, POADP. To be accepted for review a POADP shall comply with the provisions of ARTICLE II, Division 2 Preliminary Overall Development Plans of the San Antonio Unified Development Code and must be certified to contain the following:

Date Submitted: November 18, 1998 Name of POADP: Lantana Crossing
 Owners: East Bexar Properties, L.T.D. Consulting Firm: Armstrong Cadastral Surveys
 Address: 5802 N.W. Expressway Address: P.O. Box 160609
San Antonio, Texas 78201 San Antonio, Texas 78280
 Phone: 210 733-6235 Phone: 210 494-6405
 Existing zoning: N/A Proposed zoning: _____

Site is over/within/includes: Edwards Aquifer Recharge Zone: ☐ Yes ☒ No
 Projected # of Phases: 2 ☒ Yes ☐ No
 San Antonio City Limits? ☐ Yes ☒ No
 Council District: _____
 Ferguson map grid 589 D 4

Land area being platted:	Lots	Acres
Single Family (SF)	<u>20</u>	<u>30.53</u>
Multi-family (MF)	<u>0</u>	<u>0</u>
Commercial and non-residential	<u>0</u>	<u>0</u>

Is there a previous POADP for this Site? Name _____ No. X

Is there a corresponding PUD for this site? Name _____ No. X

Plats associated with this POADP or site? Name Lantana Crossing Unit 1 No. _____

Name Lanatna Crossing Unit 2 No. _____

Name _____ No. _____

Contact Person and authorized representative:

Print Name: East Bexar Properties, Ltd. Signature: [Signature]
Southwest Suburban Properties, General Partner

Date: 10-20-98 Phone: 341-6642 Fax: 341-6939

- ☒ name of the POADP and the subdivision;
- ☒ indication of development phases on the POADP;
- ☒ perimeter property lines of the POADP (in a line weight and character distinguishable from other lines);
- ☒ north arrow and scale of the map;
- ☒ proposed land use by location, type and acreage;
- ☒ delineation of the circulation system including all collectors, arterial, and local type "B" streets;
- ☒ contour lines at intervals no greater than ten (10) feet;
- ☒ legal recorded ownership of adjacent properties and if known proposed development of adjacent unimproved properties;
- ☒ existing adjacent or perimeter streets;
- ☒ one hundred year flood plain limits;
- ☒ location map indicating location and distance of the POADP to adjacent streets and at least two (2) major thoroughfares.
- ☒ a complete application and certification with six copies of the POADP map, all maps to be folded (accordion style & manageable size);
- ☐ POADP amendments or revisions must be graphically indicated and include a concise statement describing said amendment or revision on the POADP map;
- ☒ TIA requirements must be met prior to acceptance of a POADP, contact Amer Galani @ (210)207-2076;
- ☒ Tree preservation requirements must be met prior to acceptance of a POADP, contact Debbie Reid @207-7102;
- ☒ the POADP ☒ does ☐ does not abut State Highway Department facilities and one additional copy of the POADP plan has been submitted directly to TXDOT for their review. Contact Judy Friesenhahn @ (210) 615-5814;
- ☐ The POADP ☐ is ☒ is not located over the Edwards Aquifer recharge zone and one additional copy of the POADP has been submitted directly to the Aquifer Studies office of San Antonio Water Systems, contact Kirk Nixon (210) 704-7392;

I certify that the POADP application and accompanying maps are complete and that the conditions listed on this application have been met.

Certifying Representative:

Print Name: Ralph Brown Signature: [Signature]

If you have any questions please call Elizabeth Carol at 207-7900



CITY OF SAN ANTONIO

July 30, 1999
A CS, Inc.
Mr. Michael Harris
P. O. Box 160609
San Antonio, TX 78280

Re: Lantana Crossing POADP

POADP # 641

Dear Mr. Harris,

The City Staff Development Review Committee has reviewed Lantana Crossing Preliminary Overall Area Development Plan # 641. Please find enclosed a signed copy for your files. Although your plan was accepted, please note the following:

- Based on the topography, a Flood Plain Study and drainage review will probably be required during the platting process.
- In consideration of public safety and convenience, excessive grades by reason of topography should be avoided in street layouts and arrangements.
- Access and R.O.W. issues along State facilities will need to be resolved with the Texas Department of Transportation (TXDOT). For information about these requirements you can contact TXDOT at 615-5814.
- This development will need to comply with tree preservation ordinance #85262. For information about these requirements you can contact Building Inspections at 207-7102.
- It will be expected that you will plat all of the property depicted in your POADP, to include: floodpains, drainage areas and open space.
- I would encourage you to work closely with the school district, so that they can plan accordingly.
- Please note that a one foot non-access easement near the intersection of Bexar Bowling and Trainer Hill Road (FM 2538) will be required.

Please note that this action by the committee does not establish any commitment for the provision of utilities, services or zoning of any type now or in the future by the City of San

Antonio. If the proposed development is not platted in phases this POADP will be invalid. Platting will have to comply with the UDC.

If you have any questions or comments regarding this matter, please contact Ms. J. Jay, at (210) 207-7900.

Sincerely,

A handwritten signature in black ink, appearing to read "Emil R. Moncivais".

Emil R. Moncivais AIA, AICP
Director of Planning

EM/Jay

cc: Andrew J. Ballard, P. E., City Engineer

**Texas Department**

Post-it® Fax Note	7671	Date	10/20/98	# of pages	1
To	Elizabeth Carol	From	Jerry Hays		
Co./Dept.	CSA Planning	Co.	TX DOT		
Phone #		Phone #	1015 5860		
Fax #	207 4441	Fax #			

P.O. BOX 29928 • SAN ANTONIO, TEXAS 78207-3001 • (210) 610-1110

October 22, 1998

P.O.A.D.P. REVIEW

Lantana Crossing Subdivision

Located on FM 2538 @ Trainer Hale Road

P.O.A.D.P. Reviewed for:**Comments****Noise Mitigation**

For residential development directly adjacent to State ROW, the developer shall be responsible for adequate set-back and/or sound abatement.

R.O.W. Requirements

A dedication of 20' will be required along the entire frontage of FM 2538.

Access Limits/Restrictions

This property is eligible for a maximum combined total of five(5) access points, based on the overall combined FM 2538 frontage. Locations will be as directed by "Regulations For Access Driveways to State Highways".

WPAP Requirements

None.

Permit applications along with construction plans for streets, driveways, utilities, drainage, and sidewalks (if required by appropriate City ordinance) must be submitted to the Texas Department of Transportation for review and approval before working on highway ROW. TxDOT requires that a recorded plat accompany all driveway permit applications. The Owner/Developer is responsible for preventing any adverse impact to the existing drainage system within highway ROW.

ADDITIONAL COMMENTS:

Judy Friesenhahn, P.E.
Advanced Project
Development Engineer



City of San Antonio
Planning Department
Subdivision Section

REQUEST FOR REVIEW

TO: TRAFFIC REVIEW

DATE: NOVEMBER 11, 1998

FROM: ASC INCORPORATED (210) 494-6405

ITEM NAME: LANTANA CROSSING SUBDIVISION

FILE # _____

RE: PRELIMINARY OVERALL AREA DEVELOPMENT PLAN

SUBJECT: The attached item has been submitted for your review, recommendation, and or comment to the Planning Commission or Director. Please review and forward your response to the **Department of Planning, Land Development Services Division, Subdivision Section**. Return response as soon as possible, but no later than the date shown below. Response time will commence from the date of receipt of this request or receipt of all the items your agency requires for this review. "Days" represents work days.

Please Return By: _____, 1998

- | | | |
|--|---|---|
| <input type="checkbox"/> Proposed plat-30 days | <input type="checkbox"/> Variance-15 days | <input checked="" type="checkbox"/> POADP's-10 days |
| <input type="checkbox"/> Plat deferral-30 days | <input type="checkbox"/> Plan / legal doc-15 days | <input type="checkbox"/> Other-15 days |

NO RESPONSE WITHIN THE TIME INDICATED WILL BE
CONSIDERED APPROVAL OF THE ITEM.

☒ I recommend approval ☐ I do not recommend approval
☐ Other:

On _____, I notified _____, the engineer/
subdivider/agent, of the corrections needed to remove this objection. Tel # _____

Comments: _____

Pedro G. Vega

PLANNER I

NOVEMBER 24, 1998

Signature

Title

Date

Traffic Impact Analysis (TIA) Threshold Worksheet

Complete this form as an aid to determine if your project requires a Traffic Impact Analysis, as per City Code, Section 19-69.

Project Name: Lantana Crossing Subdivision

Location: F.M. 2538 - Blacksmithway - Bexar Bowling

Applicant: East Central Development Corporation

Address: P.O. Box 5844, San Antonio, Texas 78201

Phone Number: 210 ☒ Owner or ☐ Agent 733-6235

Permit Type (check one):

☐ Zoning, N.C.B. ☒ POADP # ☒ Plat # 990071 ☐ Bldg. Plan # ☐ Other:

Box A (Original TIA) RESIDENTIAL DEVELOPMENT

Anticipated Land Use	Number of Units	Peak Hour? (e.g., 5-6 pm, Wkday)	Peak Hour Trip Rate	Peak Hour Trips	Trip Rate Source
Single Family	20	5-6pm, Wkday	1.02	20.4	ITE Code: 210 other:

Box B (Original TIA) NON-RESIDENTIAL DEVELOPMENT

Anticipated Land Use	Project Size			Peak Hour? (e.g., 5-6 pm, Wkday)	Peak Hour Trip Rate	Peak Hour Trips	Trip Rate Source
	Acres	GFA	other*				
							ITE Code: other:

*specify:

Box C (Updated TIA) If property already has a TIA on file, complete Box C; if not ignore Box C.

Peak Hour Trips Projected in Current TIA	Peak Hour Trips (from Box A or B) Projected in Updated Development Plan	Increase in Peak Hour Trips (if over 100 additional trips, a new TIA is required)

Box D (Information Regarding the Person/Agency, who prepared the TIA)

Prepared by: A.C.S. Inc., P.O. Box 160609, San Antonio, Texas

Date: February 1, 1999

Comments:

Box E (For Official Use Only, Do Not Write in this Box)

☒ A traffic impact analysis is required. The consultant preparing the study must meet with City staff to discuss the scope and requirements of the study before beginning the study.
☐ A traffic impact analysis is **not** required. The traffic generated by the proposed development does not exceed the threshold requirements.
 The traffic impact analysis has been waived for the following reason(s):

Reviewed by: Antonio Sanchez

Date: 2/02/99

NOTE: GFA = Gross Floor Area (bldg. size). ITE = Institute of Transportation Engineers, *Trip Generation*, 6th Edition. 525 School Street, S.W., Suite 410, Washington, DC 20024-2129; (202) 554-8050.



(210) 494-6405

P.O. Box 160609

15315 San Pedro

San Antonio, Texas 78280-2809

Fax (210) 494-9840

Land Surveying
Land Planning

LETTER OF TRANSMITTAL

TO: City of SA Planning

99 JAN -8 PM 1:15

DATE 1-8-98

PROJECT NO. _____

ATTENTION Elizabeth

RE: Lantana Crossing

☐ CORRESPONDENCE
☒ DESIGN

☐ PRODUCT OF SERVICES
☐ CONSTRUCTION

WE ARE SENDING YOU

☒ ATTACHED

☐ UNDER SEPERATE COVER VIA _____ THE FOLLOWING ITEMS

☐ SPECIFICATIONS
☒ PRINTS
☒ CHANGE ORDER

☐ SHOP DRAWINGS
☐ PLANS
☐ _____

☐ COPY OF LETTER
☐ SAMPLES
☐ _____

☐ FIELD NOTE DESCRIPTION
☐ SURVEY PLAT
☐ SURVEY REPORT

COPIES	DATE	DESCRIPTION
20	1-8-98	Copies overall for Resubmissions of POADP
1	1-8-98	8 1/2 x 11 Vellum Copy of Overall
1	1-8-98	11 x 17 Vellum Copy of Overall
1	1-8-98	Check # 4067 , POADP Fee Not Necessary <i>rec'd after 7-27-99</i>
		<i>Still need</i>

THESE ARE TRANSMITTED AS CHECKED BELOW:

☒ FOR APPROVAL

☐ APPROVED AS SUBMITTED

☐ RESUBMIT _____ COPIES FOR APPROVAL

☒ FOR YOUR USE

☐ RETURNED FOR CORRECTIONS

☐ SUBMIT _____ COPIES FOR APPROVAL

☐ AS REQUESTED

☐ APPROVED AS NOTED

☐ RETURN _____ CORRECTED PRINTS

☐ FOR REVIEW AND COMMENT _____

☐ FOR BIDS DUE _____

☐ PRINTS RETURNED AFTER LOAN TO US

REMARKS

For Resubmission of POADP Approval

COPY TO _____

SIGNED

Michael Harris

Registered Professional Land Surveyor

Armstrong Cadastral Survey's

4749

ARMSTRONG CADASTRAL SURVEYS, INC. 06/94

210-494-6405

P. O. BOX 160609

SAN ANTONIO, TX 78280-0609

37-65/1119 1104

DATE July 27, 1999

PAY
TO THE
ORDER OF

City of San Antonio

\$ 370.00

Three Hundred and Seventy DOLLARS

☐ Security features
included.
Details on back.



Norwest Bank Texas, N.A.
1-800-224-7334

FOR LANTANA CROSSING ROAD

David L. Armstrong

MP

⑈004749⑈ ⑆11900659⑆5505394795⑈

I N V O I C E
1566016

REMIT TO:
CITY OF SAN ANTONIO
P.O. BOX 839975
SAN ANTONIO, TX 78283-3975

AMT ENCLOSED

AMOUNT DUE 370.00
INVOICE DATE 8/04/1999
DUE DATE 8/04/1999

50-04-5573
ARMSTRONG CADASTRAL SURVEYS
P.O. BOX 160609
S.A. TX. 78280

PHONE: 000 - 0000

POADP
LANTANA CROSSING

FACILITY LOCATION: 100 COMMERCE ST W

INVOICE DATE	INVOICE	ACCOUNT	DUE DATE	OFFICE HOURS
8/04/1999	1566016	50-04-5573	8/04/1999	7:45 - 4:30

LINE	INDEX REF	DESCRIPTION	AMOUNT
1	012542-001	PLAN REVIEW FEES	370.00

↓

AGREEMENT DATES	SERVICE DATES	ORDINANCE	CONTRACT	DOCUMENT
ST:	08/03/1999		CK# 4749	LANTANA CROSSIN
END	08/03/1999			

PREVIOUS BAL	CURRENT CHARGES	NEW BALANCE	TOTAL AMT DUE
0.00	370.00	370.00	370.00

C I T Y O F S A N A N T O N I O
PLANNING-FOURTH FLOOR P.O. BOX 839975 SAN ANTONIO, TX 78283-3975
PAGE 1 OF 1

↓

Lantana Crossing

~~TIA Worksheet~~

• on hold

~~• need \$370.00~~

• (street name change) → Beyer-Bokling
Black Smith
way

• (1' non access easement)

• drainage^{end} of subdivision

Mike H.
12-16-98

* has an 8 1/2 x 11